

CA 544-00  
VAR

Thun, Elizabeth  
2679

Due 10/20/00

MSA-S-1829-977

sent 10-30-00 Wde

Judge John C. North, II  
Chairman



Ren Serey  
Executive Director

**STATE OF MARYLAND  
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

1804 West Street, Suite 100, Annapolis, Maryland 21401  
(410) 260-3460 Fax: (410) 974-5338

October 30, 2000

Ms. Roxana L. Whitt  
Calvert County Planning & Zoning  
150 Main Street  
Prince Frederick, MD 20678

RE: Variance Case No. 00-2679, Leonard & Elizabeth Thun

Dear Ms. Whitt,

Thank you for providing information on the above referenced variance request. The applicant is requesting a variance to build a single-family dwelling with garage, driveway, deck and septic within the Extended Buffer and the 100-foot cliff setback. In addition, the house will be located on slopes 15% or greater. The property is located at Lot 12, Section 10-S in Chesapeake Ranch Estates. It is designated LDA and is undeveloped.

Site disturbance will include removal of 48% of the forested cover and will result in 23.6% impervious surface.

Provided this lot is properly grandfathered, this office does not oppose the siting of a single family dwelling on it. Mitigation of lost forest cover will be necessary at a 3:1 ratio. If the second and third septic boxes are to be installed initially, each could be rotated 90 degrees in order to reduce the amount of site disturbance and loss of forest cover.

The following information is missing from the plat and should be added: the location of the Extended Buffer line, the location of the 100-foot Cliff Setback, and the Limits of Disturbance.

Thank you for the opportunity to comment. Please include this letter in your file and submit it as part of the official record for this variance. Please notify the Commission in writing of the decision made in this case.

Sincerely,

A handwritten signature in cursive script, appearing to read "Wanda Cole".

Wanda Cole  
Natural Resources Planner

cc: CA 544-00

Branch Office: 31 Creamery Lane, Easton, MD 21601  
(410) 822-9047 Fax: (410) 820-5093

CHESAPEAKE BAY CRITICAL AREA COMMISSION  
45 CALVERT STREET, 2ND FLOOR  
ANNAPOLIS, MD 21401

CA544-00

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Calvert Date: 10/13/00  
Name of Project (site name, subdivision name, or other): THUN  
Local case number: BOA # 002679  
Project location/Address: \_\_\_\_\_

Tax map# 45B SECTION 10-5 Lot# 12 TAX ID 01-140892  
Parcel# \_\_\_\_\_

Type of application:  
(Select all applicable)

- ☐ SUBDIVISION
- ☐ SITE PLAN
- ☒ VARIANCE:  
Buffer \_\_\_\_\_ Slope \_\_\_\_\_  
Imp. Surf. \_\_\_\_\_ Other \_\_\_\_\_
- ☐ SPECIAL EXCEPTION
- ☐ CONDITIONAL USE
- ☐ REZONING
- ☐ GRADING PERMIT
- ☐ BLDG PERMIT
- ☐ INTRAFAMILY
- ☐ GROWTH ALLOCATION
- ☐ OTHERS \_\_\_\_\_

Type of Project:  
(Select all applicable)

- ☒ RESIDENTIAL
- ☐ COMMERCIAL
- ☐ WATER DEPENDENT  
FACILITY/PIER/MARINA
- ☐ INDUSTRIAL
- ☐ MIXED USE
- ☐ REDEVELOPMENT
- ☐ SHORE EROSION PROTEC.
- ☐ AGRICULTURE
- ☐ OTHERS \_\_\_\_\_  
c.g. PUD

Current Use:  
(Select all applicable)

- ☐ COMMERCIAL
- ☐ RESIDENTIAL
- ☐ AGRICULTURE
- ☐ FOREST/BUFFER/WOODLAND
- ☐ INDUSTRIAL
- ☐ INSTITUTIONAL
- ☐ OPEN SPACE/RECRE.
- ☐ SURFACE MINING
- ☒ VACANT
- ☐ WATER DEPENDENT  
FACILITY/PIER/MARINA
- ☐ OTHERS \_\_\_\_\_

Describe Proposed use of project site: SINGLE-FAMILY DWELLING, ETC.  
ON SLOPES OF 15% or greater, W/ CLIFF SETBACK +  
EXTENDED WATER FRONT BUFFER

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: 10,236 S.F.

IDA ACRES \_\_\_\_\_

AREA DISTURBED: 4901 S.F.

LDA ACRES X

# LOTS CREATED: \_\_\_\_\_

RCA ACRES \_\_\_\_\_

# DWELLING UNITS: \_\_\_\_\_

AGRICULTURAL LAND: \_\_\_\_\_

EXISTING FOREST/WOODLAND/TREES: \_\_\_\_\_

FOREST/WOODLAND/TREES REMOVED: \_\_\_\_\_

FOREST/WOODLAND/TREES CREATED: \_\_\_\_\_

EXISTING IMPERVIOUS SURFACE: \_\_\_\_\_

PROPOSED IMPERVIOUS SURFACE: \_\_\_\_\_

TOTAL IMPERVIOUS SURFACE: \_\_\_\_\_

GROWTH ALLOCATION DEDUCTED: \_\_\_\_\_

RCA to LDA: \_\_\_\_\_

RCA to IDA: \_\_\_\_\_

LDA to IDA: \_\_\_\_\_

Local Jurisdiction Contact person: Roxana L. Whitt  
Telephone number: 410-535-1600 Ext. 335  
Response from Commission required by: 10/30/00

Hearing Date: 11/2/00

RECEIVED

RECEIVED

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

OCT 16 2000

OCT 1

# LARAMIE LANE

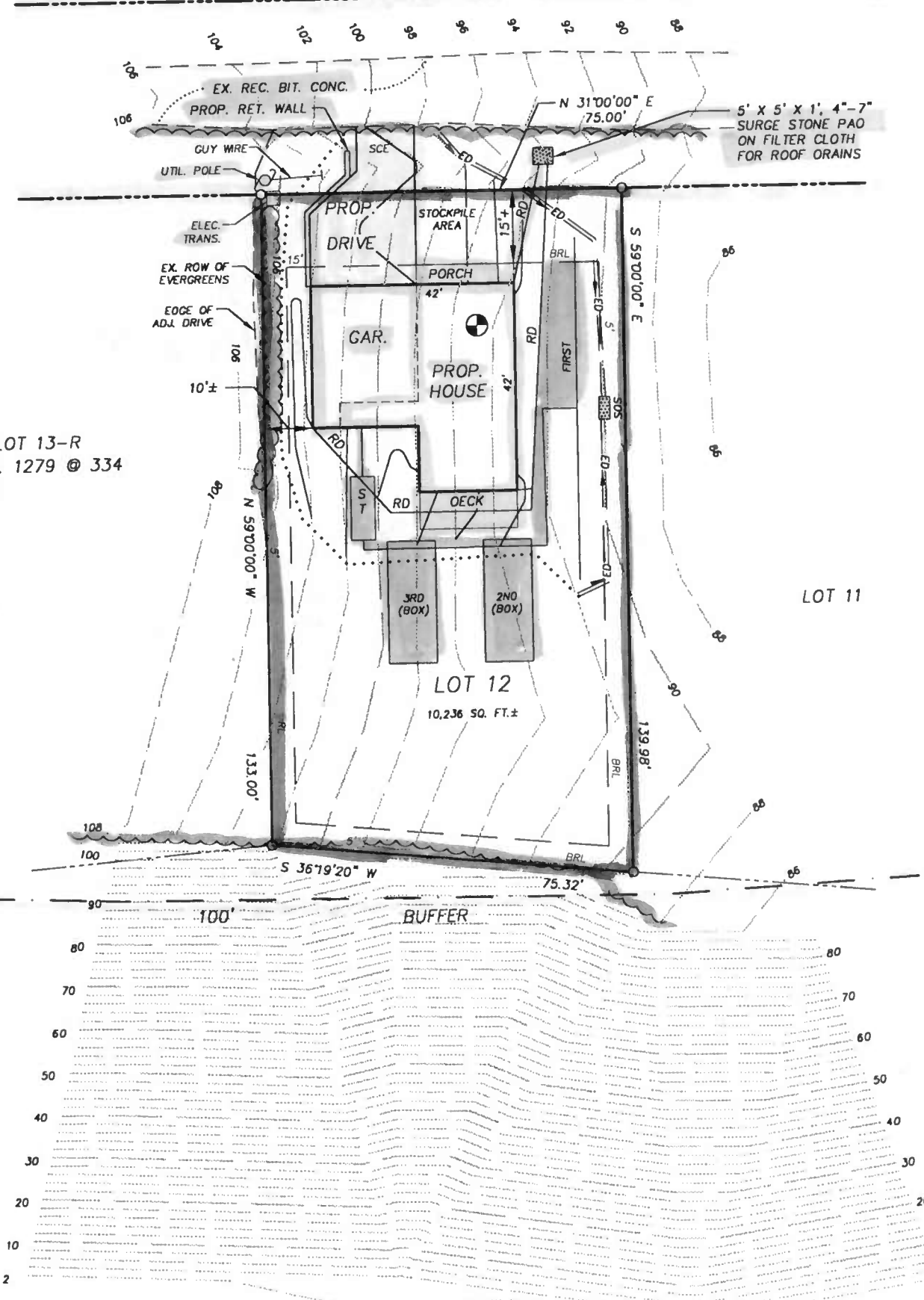
40' R/W

LOT 13-R  
K.P.S. 1279 @ 334

LOT 11

LOT 12

10,236 SQ. FT.±



## LEGEND

- 100' BUFFER
- RD PROP. ROOF DRAIN
- PERCOLATION TEST
- STONE OUTLET STRUCTURE

CHESAPEAKE BAY

SHEET 1 OF 2

BUILDING PERMIT PLAT

LOT 12 SECTION 10-S

CHESAPEAKE RANCH ESTATES

FIRST DISTRICT, CALVERT COUNTY, MD.

FOR: MARYLAND CONSTRUCTION, CO., INC.

**COLLISON, OLIFF & ASSOCIATES, INC.**



Surveyors • Engineers  
Land Planners

288 MERRIMAC COURT

PRINCE FREDERICK, MARYLAND 20678

301-855-1599 • 410-535-3101 • FAX 410-535-3103

DRAWN BY RCJ

SCALE 1" = 30'

DATE 10-4-00

JOB NO. 1-5932

FOLDER CRE, SEC 10-S

00-2679

INFORMATION STATEMENT

42'2" X 42'3" TWO STORY HOUSE  
ON CRAWLSPACE  
22' X 24' GARAGE  
4' X 20'3" PORCH  
7'8" X 20'4" DECK

GARAGE ELEVATION: 101.0  
FIRST FLOOR ELEVATION: 104.5

LOT AREA: 10,236 SQ. FT. ±  
DISTURBED AREA: 4,901 SQ. FT. ±  
FORESTED AREA: 10,070 SQ. FT. ±  
FORESTED AREA TO BE REMOVED:  
4,901 SQ. FT. ±  
IMPERVIOUS AREA: 2,153 SQ. FT. ±

178 sf  
528 sf  
81 sf  
158 sf  
2,548 sf  
- 528 (garage)  
2020 sf + driveway = 2420  
driveway ~ 20 x 20 = 400 sf

base actually 20 x 42 =  
840 sf

23.6% (OK)

OWNER: LEONARD & ELIZABETH THUN  
DEED: A.B.E. 299 @ 349  
TAX I.D.#: 01-140892

SOILS MAP #45  
SOIL TYPE: ShC3 SASSAFRAS FINE SANDY LOAM,  
5 TO 10 PERCENT SLOPES,  
SEVERELY ERODED  
ShD2 SASSAFRAS FINE SANDY LOAM,  
10 TO 15 PERCENT SLOPES,  
MODERATELY ERODED

THIS LOT IS IN THE CRITICAL AREA.

THIS LOT WAS RECORDED PRIOR TO JULY 1984,  
WHEN STORMWATER MANAGEMENT WAS NOT REQUIRED.

CONTACT "MISS UTILITY" AT 1-800-257-7777 AT LEAST  
48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

DECKS AND OTHER STRUCTURES NOT SHOWN DO NOT  
HAVE ZONING APPROVAL FOR CONSTRUCTION.

THE ISSUANCE OF COUNTY PERMITS IS A LOCAL PROCESS  
AND DOES NOT IMPLY THE APPLICANT HAS MET STATE &  
FEDERAL REQUIREMENTS FOR WETLAND FILLING AND/OR  
WETLAND BUFFER DISTURBANCE.

THIS ENTIRE LOT IS WITHIN THE CLIFF SET-BACK AND  
SLOPE EXTENDED BUFFER.

ALL DISTURBED AREAS SHALL BE STABILIZED WITH  
EROSION CONTROL MATTING.

THIS LOT SHALL BE DEVELOPED IN ACCORDANCE WITH  
AN APPROVED CONSTRUCTION PHASING PLAN.

A 6" BED OF GRAVEL SHALL BE PLACED BENEATH THE  
DECK.

ALL DOWNSPOUTS SHALL BE DIRECTED ONTO A SURGE  
STONE PAD TOWARDS LARAMIE LANE.

SHEET 2 OF 2

BUILDING PERMIT PLAT

LOT 12 SECTION 10-S

CHESAPEAKE RANCH ESTATES

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NATURAL AREA COMMISSION

1001 10 2000

NOV 19 2000